



**AGENDA OF THE REGULAR SESSION  
CITY OF AUBURN PLANNING COMMISSION  
1225 LINCOLN WAY, AUBURN, CA 95603**

**November 15, 2011  
6:00 PM**

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**Planning Commissioners**

Bob Snyder, Chairman  
Matt Spokely  
Fred Vitas  
Lisa Worthington  
Alan Young

**City Staff**

Will Wong, Community Development Director  
Lance E. Lowe, AICP, Associate Planner

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

January 18, 2011  
May 3, 2011

**IV. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

**V. PUBLIC HEARING**

- A. REZONE – 461 GRASS VALLEY HIGHWAY (H&R BLOCK) – FILES # RE 11-11.** The applicant requests approval of a Rezone for a ±1.2 acre office complex located at 461 Grass Valley Highway. A Rezone is proposed from the Office Business (OB) Zone to a Regional Commercial (C-3) Zone, which would allow additional uses to be located within the office complex.
- B. GENERAL PLAN AMENDMENT, REZONE, USE PERMIT & TREE PERMIT – 209, 211 & 215 BROOK ROAD (EL TOYON INSTITUTE, LLC.) – FILES # GPA 11-1; RE 11-1; UP 11-1 & TP 11-1.** The applicant requests approval of a General Plan Amendment, Rezone, Use Permit, and Tree Permit. The GPA would change the land use from Urban Low Density Residential (ULDR) to

Open Space (OS) and change the zoning from Residential, Single-Family, minimum parcel size of 10,000 square feet to Open Space Conservation (OSC). The Use Permit would allow for mediation, training and fundraising events in the Open Space Conservation (OSC) Zone. A tree permit is required as the amount of encroachment exceeds 20% of the trees' protected area.

## **VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A.** City Council Meetings
- B.** Future Planning Commission Meetings
- C.** Reports

## **VII. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

## **VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

## **IX. ADJOURNMENT**

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.